
From: [REDACTED]
Sent: 11 January 2023 18:01
To: Planning Planning
Subject: [REDACTED] and 2022/5375/L - 4 The Grove; Highgate N6 6JU

Dear Sirs,

I write to you on behalf of Highgate Conservation Area Advisory Committee.

The above applications are for planning permission and listed building consent in respect of the following proposed works at this important Grade II* listed building:

“Alterations to openings at rear, in association with creation of lowered terrace; internal alterations at lower ground, first and second floors.”

The applicant’s heritage consultant acknowledges in the Heritage Statement dated October 2022 that harm will be done to this historic building and its fabric, but seeks to downplay that harm by describing it as “Negligible Adverse” or “Neutral”. We do not accept that the harm is only negligible or neutral.

We are particularly concerned with the proposed works to the lower ground floor where the harm caused would be substantial. Those works include the lowering of the patio and the introduction of a new door. The historic appearance of the house should not be altered by the lowering of the patio or the replacement of the elegant period window with a new door.

To pray in aid that the proposed new door is to match the existing misses the point. A new door should simply not be permitted. Further, it is neither here nor there that permission may have been granted for different proposed works in 1999 and sets no precedent whatsoever. The applications must be considered on the basis of what is being proposed now.

For the above reasons, the applications should be refused.

Kind regards

Peter Cassidy
For Highgate Conservation Area Advisory Committee